

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Beaver County

State: PA

PJ's Total HOME Allocation Received: \$16,760,116

PJ's Size Grouping*: C

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|-------------------|---------------|------------------------------|---------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | PJs in State: 29 | | | | |
| % of Funds Committed | 93.44 % | 94.92 % | 25 | 93.41 % | 44 | 46 | |
| % of Funds Disbursed | 90.97 % | 89.08 % | 11 | 84.68 % | 72 | 77 | |
| Leveraging Ratio for Rental Activities | 0.66 | 4.76 | 28 | 4.72 | 16 | 13 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 93.07 % | 1 | 80.76 % | 100 | 100 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 87.89 % | 72.06 % | 6 | 68.18 % | 81 | 86 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 69.55 % | 82.28 % | 26 | 80.32 % | 19 | 18 | |
| % of 0-30% AMI Renters to All Renters*** | 28.66 % | 37.40 % | 22 | 45.16 % | 27 | 22 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 98.52 % | 1 | 95.04 % | 100 | 100 | |
| Overall Ranking: | | | In State: 23 / 29 | | Nationally: 44 41 | | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$30,690 | \$19,533 | | \$26,037 | 335 Units | 42.40 % | |
| Homebuyer Unit | \$11,858 | \$15,828 | | \$14,755 | 64 Units | 8.10 % | |
| Homeowner-Rehab Unit | \$10,275 | \$15,982 | | \$20,487 | 141 Units | 17.80 % | |
| TBRA Unit | \$3,147 | \$5,858 | | \$3,225 | 250 Units | 31.60 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Beaver County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|----------|-----------|-----------|
| PJ: | \$50,500 | \$81,111 | \$10,180 |
| State:* | \$96,889 | \$38,326 | \$16,102 |
| National:** | \$92,323 | \$73,745 | \$23,292 |

CHDO Operating Expenses:
(% of allocation)

| | |
|---------------|---|
| PJ: | 2.5 % |
| National Avg: | 1.1 % |

R.S. Means Cost Index: 0.99

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|--|
| RACE: | | | | |
| White: | 80.3 | 67.2 | 86.5 | 83.6 |
| Black/African American: | 18.8 | 26.6 | 13.5 | 13.6 |
| Asian: | 0.0 | 1.6 | 0.0 | 1.2 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 3.1 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.3 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.8 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 0.6 | 1.6 | 0.0 | 0.8 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|--|
| 1 Person: | 63.0 | 21.9 | 44.0 | 76.0 |
| 2 Persons: | 19.1 | 26.6 | 24.1 | 12.8 |
| 3 Persons: | 13.4 | 23.4 | 11.3 | 5.6 |
| 4 Persons: | 3.6 | 23.4 | 11.3 | 3.2 |
| 5 Persons: | 0.3 | 1.6 | 5.7 | 1.6 |
| 6 Persons: | 0.0 | 1.6 | 2.1 | 0.4 |
| 7 Persons: | 0.3 | 1.6 | 1.4 | 0.4 |
| 8 or more Persons: | 0.3 | 0.0 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|--|
| Single/Non-Elderly: | 40.3 | 34.4 | 15.6 | 75.6 |
| Elderly: | 36.1 | 4.7 | 42.6 | 0.4 |
| Related/Single Parent: | 10.4 | 34.4 | 12.8 | 19.6 |
| Related/Two Parent: | 10.1 | 25.0 | 27.7 | 1.6 |
| Other: | 3.0 | 1.6 | 1.4 | 2.8 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|---|
| Section 8: | 18.5 | 0.0 # |
| HOME TBRA: | 12.8 | |
| Other: | 5.4 | |
| No Assistance: | 63.3 | |

of Section 504 Compliant Units / Completed Units Since 2001 13

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Beaver County

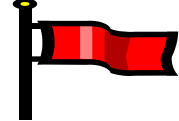
State: PA

Group Rank: 44
(Percentile)

State Rank: 23 / 29 PJs

Overall Rank: 41
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|--|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 49.28% | 87.89 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 69.55 |  |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.81% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.070 | 1.84 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

